

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
MINUTES
JUNE 17, 2009**

A. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Madsen, Chair.

Members present: Leota McManus, Rich Heiningen and Matt Madsen
Members absent: None
Staff present: Courtney Harter and Tina Hochwender
Others present: Gina Primmer, David Anderson, Ron Pierce, Joe Kueper, Nancy Schulze, Barbara Johnson, Bobbie Nielsen and Teresa Hunter

B. APPROVAL OF MINUTES

Motion by Heiningen, second by McManus, to approve the May 26, 2009 minutes. Motion approved.

C. APPROVAL OF AGENDA

Motion by McManus, second by Heiningen, to approve the agenda. Motion approved.

D. PUBLIC HEARING/REGULAR MEETING

1. Explanation of Community Development Programs and Regulations

- Anticipated 2010 CDBG & HOME revenues

Hochwender reviewed the anticipated 2010 CDBG and HOME budgets. A handout showing the anticipated budget was provided. Hochwender further explained that the additional CDBG funds were received in 2009 as part of the President's stimulus package. However, it is not anticipated that these additional funds will be received again in 2010. Therefore the City is anticipating receiving the amount of funds prior to the stimulus funding.

- Citizen Participation Plan

Hochwender reviewed the Citizen Participation Plan and how the plan sets forth the steps the City shall provide for and encourage citizens to participate in the development of the Annual Action Plan and performance report. At this time staff is recommending no changes.

- Annual action plan preparation and schedule

Hochwender reviewed the process and the schedule for preparing the 2010 Annual Action Plan. A schedule was provided with the handouts.

2. Housing and Community Development Needs

- Presentation by Community Development Department of eligible activities / priorities contained in the consolidated plan.

Hochwender reviewed the 2010 priority needs and strategy as identified in the Consolidated Plan and outlined in the handout.

- Public comments concerning housing and community development needs

Madsen opened the meeting for the public to make comments. Hochwender stated that at this time the audience should make it known what needs they identify in the community and how and who can address those needs.

Primmer stated that there needs to be assistance in helping people maintain their homes, the rehabilitation of substandard conditions of housing, and new construction of housing for low income households.

Spitznagle stated that the Heartland Family Service continues to need financial support of their Permanent Supportive Housing project, Transitional Housing project and MICA House emergency family shelter.

Nielsen, of the MICA House, added that the new MICA House serves 90 people versus 48 that are able to be served at the old facility. They continue to turn away people every month. Still need financial support for the shelter and a need for more affordable housing.

Hunter, of Family Housing Advisory Services, stated that they provide a needed gap in housing issues. They provide and continue to see a need for homebuyer education classes, fair housing education and assistance, foreclosure prevention activities, ARM education, financial management, reverse equity mortgage education and assistance, and educating the public about predatory lending. They help people get in homes and stay in homes. FHAS hopes for continued support with CDBG funds.

Johnson, of Municipal Homes Inc., stated that there is a need for low rent/affordable housing. They hope to get Dudley Court Public Housing designated as an elderly only facility. Additionally, they are working on 2 housing projects for low and very low income households.

Kueper stated that of 13 homes built in Council Bluffs in 2007 under \$140,000, 12 were CHIC homes. Of the 20 homes built in Council Bluffs in 2008 under \$140,000, 18 were CHIC homes. A need continues for a housing trust fund, landlord communication, and the housing rehabilitation program.

Pierce representing the Fuller Center stated that they see a need in the County in all areas of housing for families, especially for affordable housing and housing repairs. There is also a great need for new construction of housing for low to moderate income households. There are two other Fuller Centers in Iowa at this time.

E. OTHER BUSINESS

None.

F. PRESENTATIONS FROM THE COMMITTEE MEMBERS

Madsen thanked everyone for the work that they do in our community and for taking the time to participate in tonight's meeting. He also reminded everyone to turn in their comment cards (see attached).

G. ADJOURNMENT

Madsen adjourned the meeting at 6:55 p.m.

Respectfully submitted by:

Tina Hochwender
Community Development Project Coordinator

Date